

67 Blackdown Road, DEEPCUT,
Surrey. GU16 6QJ.



£325,000 Freehold



This semi-detached bungalow is brought to the market in need of updating and refurbishment and is located in the sought after Blackdown Road area of Deepcut. The semi-rural location is enhanced by public access woodland situated opposite. The accommodation comprises of two bedrooms, a 15'5" living room open plan to a garden room, a kitchen and a shower room. There is a shingled front garden which allows off road parking via a 5-bar gate and additional space to the side of the property. The shingled theme is carried on into the rear garden which also offers a timber framed garden shed. The property has double-glazing and electric heating.

EPC: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

The Property Ombudsman
APPROVED CODE
Registered Office: 13 Claremont Avenue,
Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
info@luffandwilkin.co.uk
tel: 01252 838899 fax: 01252 838858
1 Guildford Road, Camberley, Surrey, GU16 6NL

Entrance Hall

Accessed via a panel glazed front door. Door to cupboard with wood shelving, further door to airing cupboard with hot water storage tank and slatted shelving. Doors to:

Living Room

15' 5" x 10' 10" (4.70m x 3.30m) Fireplace with electric bar heater, central ceiling light, wall mounted electric heater, open to:

Garden Room

11' 2" x 6' 5" (3.40m x 1.96m) Side aspect double doors to garden, triple window overlooking rear garden, wall mounted light.

Kitchen

11' 9" x 7' 6" (3.58m x 2.29m) Rear aspect, frosted glazed door to garden, rear aspect frosted glazed window, side aspect window, sink units with stainless steel sink cupboards beneath, space and plumbing for washing machine and tumble dryer. Half door to cupboard with shelving and electric meters, vinyl flooring.

Bedroom 1

10' 10" x 11' 10" (3.30m x 3.61m) Front aspect window, central ceiling light, wall mounted electric heater.

Bedroom 2

8' 0" x 11' 1" (2.44m x 3.38m) Front aspect window, central ceiling light, wall mounted electric heater, door to:

Shower Room

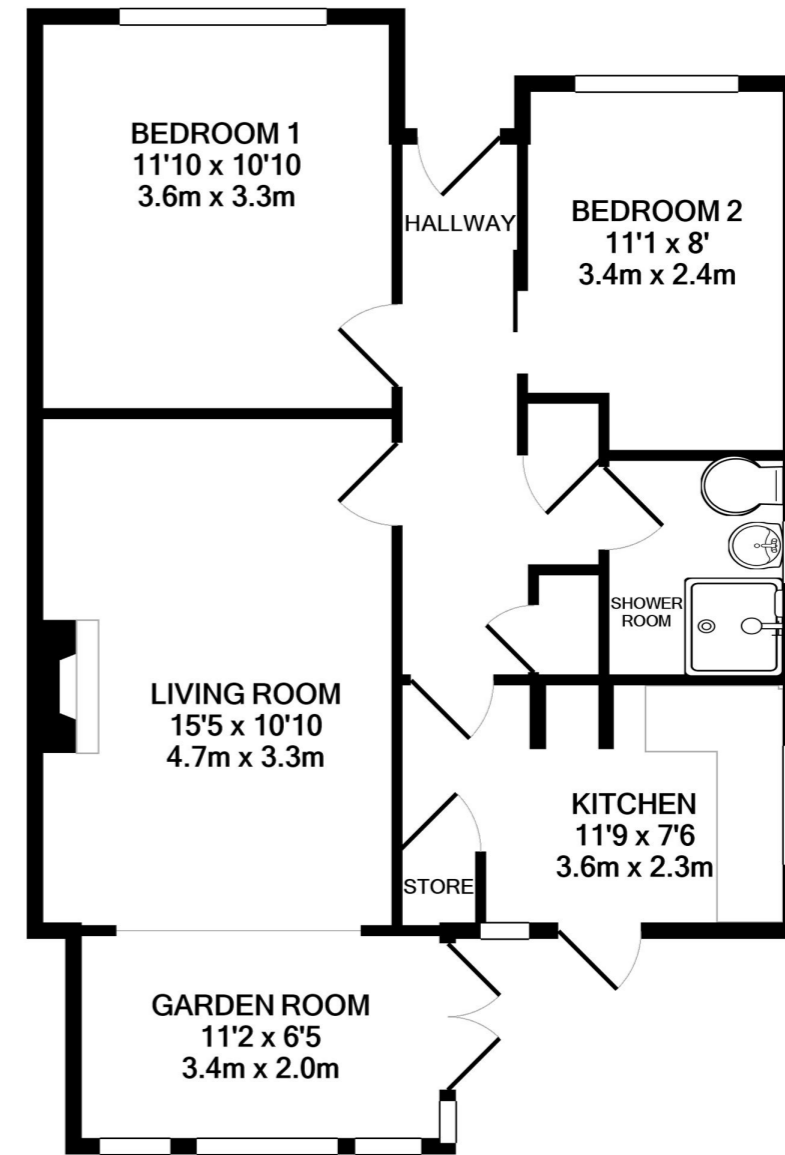
Side aspect frosted window, shower cubicle with wall mounted shower, pedestal hand wash basin, low-level wc, tiled floor, wall mounted electric heater, twin mounted ceiling spotlights.

Front Garden

Access via a five bar gate, wood panel fencing to the front and one side, hedge border to the other side, mainly laid to shingle with additional space for parking to the side. Gated access to rear garden.

Rear Garden

Paved pathway to wood framed storage shed, the rest of the garden is mainly laid to shingle and the garden is enclosed by wood panel fencing.



TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020